



WESTFIELD-WASHINGTON TOWNSHIP  
ADVISORY PLAN COMMISSION

May 2, 2016  
1605-SPP-06 and 1605-ODP-06

**Petition Number:** 1605-SPP-06 and 1605-ODP-06

**Subject Property:** Northwest Corner of 146<sup>th</sup> Street and Ditch Road

**Petitioner:** Estridge Development Management, LLC  
(Innovative Engineering & Consulting, Inc.)

**Request:** Petitioner requests **Primary Plat** and **Overall Development Plan** approval for the Mixed Use District of Harmony, consisting of 33 acres+/-

**Current Zoning:** Harmony PUD District Ordinance No. 12-14

**Current Land Use:** Undeveloped / Agriculture

**Approximate Acreage:** 33 acres+/-

**Zoning History:** 1205-PUD-05 Harmony PUD District (Ordinance 12-14) (01/16/13)

**Exhibits:**

1. Staff Report
2. Location Map
3. Primary Plat / Overall Development Plan

**Staff Reviewer:** Jesse M. Pohlman, Senior Planner

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**PROCEDURAL**

Approval of a Primary Plat and Overall Development Plan must be granted if the submitted plans demonstrate compliance with the terms of the underlying zoning district, subdivision control ordinance and/or applicable Planned Unit Development (PUD) District Ordinance, any variances associated with the site, and any commitments associated with the site.

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**PROJECT OVERVIEW**

The 33-acre+/- site is located on the northwest corner of 146<sup>th</sup> Street and Ditch Road (see **Exhibit 2**). The request is for approval of a Primary Plat and Overall Detailed Development Plan (see **Exhibit 3**). Specific lot and site improvements will require approval of a Detailed Development Plan, which will be subsequently filed and reviewed individually for each lot.

The applicable zoning district is the Harmony PUD District Ordinance No. 12-14 (the "PUD Ordinance"). The subject property encompasses "Areas" A, B, and C of the PUD District, which collectively represent the "Mixed Use District". The PUD Ordinance establishes the MF2: Multi-Family Medium Density District as the underlying zoning district for Area A, and the LB: Local and Neighborhood Business District as the underlying zoning district for Areas B and C.



The petition was reviewed by the Technical Advisory Committee at its April 19, 2016, meeting. This petition has been properly noticed for a public hearing at the Plan Commission's May 2, 2016, meeting.

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**DEVELOPMENT PLAN (Article 10.7(G) of the UDO):**

**The plans comply with the below.**

- 1) Area map insert showing the general location of the site referenced to Streets, section lines and alternative transportation plan system, as well as the Zoning District and use of adjacent property.
- 2) Address and legal description of the property.
- 3) Boundary lines of the property including all dimensions.
- 4) Location, name, centerline and width of all Streets, Private Streets, Alleys, access easements and alternative transportation plan system improvements that are existing or proposed to be located within or adjacent to the property.
- 5) Location, centerline and width (at the Lot Line) measurements of any proposed or existing Driveways within two hundred (200) feet of the property, and any connection to an Alley must be indicated.
- 6) Location and dimensions of primary vehicular ways in and around the proposed development, including depictions of all travel lanes, turning movements, vehicle storage areas and tapers.
- 7) All proposed Street and Driveway improvements, both on and offsite, including measurement of curb radius and/or taper.
- 8) Location and dimensions of existing and proposed sidewalks, pathways, trails or other alternate transportation plan improvements.
- 9) Layout, number, dimension and area (in square feet and acres) of all Lots and Outlots with Building Setback Lines.
- 10) Location and dimensions of all existing structures and paved areas.
- 11) Location and dimensions of all proposed structures and paved areas (indicated by cross-hatching).
- 12) Location of all Floodplain areas within the boundaries of the property.
- 13) Names of legal ditches and streams on or adjacent to the site.

- 14) Location and feasibility statement of all existing and proposed utility facilities and easements, including, but not limited to: sanitary sewer, water, storm water management, electric, gas, telephone and cable.
- 15) Identify buildings proposed for demolition.
- 16) Areas of the property reserved for Development Amenities, Open Space and other similar uses.
- 17) Use of each Lot and/or building by labeling, including approximate density or size of proposed uses and buildings (e.g., number of parking spaces, Dwelling Units, Gross Floor Area, Living Area).

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**DEVELOPMENT PLAN REVIEW (Article 10.7(E) of the UDO):**

Development Plans shall comply with and be reviewed by the Plan Commission upon finding that the Development Plan is in compliance with the following requirements:

- 18) Compliance with all applicable development and design standards of the Zoning District in which the real estate is located.

**Comment: Please see District Standards comments herein.**

- 19) Compliance with all applicable provisions of any Overlay District in which the real estate is located.

**Comment: Property is located within The Harmony Planned Unit Development (PUD) District. Please see PUD District Standards comments herein.**

- 20) Management of traffic will be in a manner that creates conditions favorable to health, safety, convenience, and the harmonious development of the community such that:
  - a) The design and location of proposed street and highway access points shall minimize safety hazards and congestion.
  - b) The capacity of adjacent streets and highways is sufficient to safely and efficiently accept traffic that will be generated by the new development.
  - c) The entrances, streets and internal traffic circulation facilities in the proposed development are compatible with existing and planned streets and adjacent development.
- 21) The applicable utilities have sufficient capacity to provide potable water, sanitary sewer facilities, electricity, telephone, natural gas, and cable service at a satisfactory level of service to meet the needs of the proposed development.

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## **DISTRICT STANDARDS**

The plans comply with Article 4.14 (LB District), Article 4.11 (MF2 District) and the Harmony PUD Ordinance.

22) **Harmony PUD District Standards**: The underlying zoning districts are the LB District (Article 4.14) and MF2 District (Article 4.11).

**Comment: Development Plan complies.**

- a) **Illustrated Site Development Plan**: (Section 1.4 of the PUD Ordinance):
  - i) The Real Estate shall develop in a manner substantially similar to the layout shown in Exhibit C-1 – Illustrated Site Development Plan.
- b) **Mixed Use District General Requirements**: (Section 2.1 of the PUD Ordinance): **Only the standards applicable to the Primary Plat or Overall Development plan are noted below. Other standards will be further reviewed for compliance at the time of the Detailed Development Plan and/or Secondary Plat.**
  - i) **Maximum Acreage Standard** (Section 2.1(F)): The Mixed Use District as depicted on Exhibit B (Zoning District Map) contains 40.933 acres comprising of 28.396 acres of commercial uses and 12.537 acres of multi-family uses. As more detailed plans are developed in the future, the exact acreage of the commercial area and the multi-family area may increase or decrease, but in no case shall the amount of increase for either use exceed 2.5 acres. The total acreage of the Mixed Use District shall not exceed 40.933 acres.  
  
**Comment: Development Plan complies. Block C and D comprise of 11.38 acres +/- for the multi-family uses; remaining blocks for commercial uses comprise of 13.87 acres +/-; 4.11 acres +/- for common area (ponds); and then the remaining acreage is being dedicated for right-of-way.**
- c) **Development Standards for Commercial Uses within the Mixed Use District** (Section 2.3 of PUD Ordinance)":
  - i) Special Requirements: Section 2.3(A) of the PUD Ordinance\*
  - ii) Minimum Lot Area: None
  - iii) Minimum Lot Frontage on Road: None. Access required.
  - iv) Minimum Setback Lines (applied to perimeter of the Mixed Use District):
    - (1) Front Yard: 20 feet
    - (2) Side Yard: 20 feet

- (3) Rear Yard: 20 feet
- v) Maximum Building Height: 45 feet\*
- \*These standards will be further reviewed for compliance at the time of the Detailed Development Plan (individual lot improvements) and Secondary Plat.**
- d) Development Standards for Multifamily Uses within the Mixed Use District (Section 2.4 of PUD Ordinance)”:
  - i) Minimum Lot Area: None
  - ii) Minimum Lot Frontage on Road: None. Access required.
  - iii) Minimum Setback Lines (applied to perimeter of the Mixed Use District and lots abutting Public Ways):
    - (1) Front Yard: 20 feet
    - (2) Side Yard: 20 feet
    - (3) Rear Yard: 20 feet
  - iv) Minimum Setback from Internal Driveways/Parking Areas: 10 feet\*
  - v) Maximum Density: None
  - vi) Maximum Number of Attached Dwelling Units per Structure: 30 units\*
  - vii) Maximum Number of Attached Dwelling Units: 270 units\*
  - viii) Minimum Square Footage per Attached Dwelling Unit: \*
    - (1) One-bedroom: 650 sq. ft.
    - (2) Two-bedroom: 850 sq. ft.
    - (3) Three-bedroom: 1,000 sq. ft.
  - ix) Maximum Building Height: 40 feet\*
  - x) Minimum Building Separation: 20 feet\*
  - xi) Parking Lot Screening: Parking lots and spaces within twenty feet of a Public Way or adjacent to single or multi-family development shall be screened by either a three-foot tall wall or fence or by a solid hedge row (with a mature height of three feet, planted forty-eight inches on center and a minimum eighteen inches in height)\*
  - xii) Development Amenities within Area A of the Mixed Use District\*
  - xiii) Architectural Standards and Building Materials for all Principal Buildings\*
  - xiv) Development Plans (building layout)\*

**\*These standards will be further reviewed for compliance at the time of the Detailed Development Plan (individual Lot improvements) and/or Secondary Plat.**

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**DEVELOPMENT STANDARDS (Chapter 6 of UDO)**

The plans comply, as applicable to a Primary Plat and Overall Development Plan, except for those items identified as outstanding below, that need addressed prior to approval:

23) Landscaping Standards (Article 6.8):

**Comment:** Please provide a landscape plan that preliminary shows the areas noted below. Other landscaping will reviewed at the time of each individual lot's detailed development plan review.

a) General Landscape Design Standards:

- (1) **Standard:** Detention and Retention Areas shall be landscaped in a manner that replicates the natural form of ponds and shall include shade trees, ornamental trees, evergreens, shrubs, hedges and/or other plantings.

**Comment:** Please show and label landscaping around the detention/retention areas within the two common areas. Please also see Article 6.8(K), which requires 10 shade trees per acre for common area/open space.

b) Minimum Lot Landscaping Requirements

**Comment:** To be reviewed at the time of the Lot's Detailed Development Plan, except as noted herein regarding the common areas.

c) External Street Frontage Landscaping

**Comment:** To be reviewed at the time of the Lot's Detailed Development Plan, except as otherwise noted below regarding buffer yard requirements.

d) Buffer Yard Requirements

- (1) **Internal Buffer Yards:** No buffer yards are required internal to the Harmony PUD District real estate (Section 5.2(A) of the PUD Ordinance).

- (2) **Landscape Buffer A in the Mixed Use District:** (Section 5.3(A)): In the areas noted Landscape Buffer A on the following illustration, Figure #1 (page 37 of PUD Ordinance), a landscape buffer a minimum of 20 feet wide and planted with a minimum of 1.5 evergreen trees, and 5 evergreen shrubs per 30 feet of frontage shall be installed.

**Comment:** Please show and label landscaping accordingly.

- (3) Landscape Buffer B in the Mixed Use District: (Section 5.3(A)): In the areas noted Landscape Buffer A on the following illustration, Figure #1 (page 37 of PUD Ordinance), a landscape buffer a minimum of 10 feet wide and planted with a minimum of 1 evergreen trees, and 5 evergreen shrubs per 30 feet of frontage shall be installed.

**Comment:** Please show and label landscaping accordingly.

- e) Parking Area Landscaping

**Comment:** To be reviewed at the time of the Lot's Detailed Development Plan.

- 24) Lot Standards (Article 6.10)  
25) Setback Standards (Article 6.16)  
26) Vision Clearance Standards (Article 6.19)  
27) Yard Standards (Article 6.21)

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#### **DESIGN STANDARDS (Chapter 8 of UDO)**

**The plans comply except for those items identified as outstanding below, that need addressed prior to approval:**

- 28) Block Standards (Article 8.1)  
29) Easement Standards (Article 8.3)

**Comment:** Petitioner is coordinating with the Public Works Department and utility providers. Also see comments herein regarding pedestrian access.

- 30) Monument and Marker Standards (Article 8.5)  
31) Pedestrian Network Standards (Article 8.7)

**Comment:** Petitioner is coordinating with the Public Works Department regarding the design and right-of-way of Waterleaf Drive. If the abutting sidewalk is not located within the public right-of-way, then a corresponding pedestrian access easement should be provided.

- 32) Storm Water Standards (Article 8.8)  
33) Street and Right-of-Way Standards (Article 8.9)

**Comment:** Petitioner is coordinating with the Public Works Department regarding the design and right-of-way of Waterleaf Drive.

- 34) Street Light Standards (Article 8.10)  
35) Street Sign Standards (Article 8.11)

36) Surety Standards (Article 8.12)

37) Utility Standards (Article 8.13)

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**PRIMARY PLAT REVIEW COMMENTS**

**The plans comply except for those items identified as outstanding below:**

38) Proposed name of subdivision.

39) Names and addresses of the owner, owners, land surveyor or land planner.

40) Title, scale, north arrow and date.

41) Streets on and adjoining the site of the proposed subdivision, showing the names (which shall not duplicate other names of streets in the community, unless extensions of such streets) and including roadway widths, approximate gradients, types and widths of pavement, curbs, sidewalks, cross-walks, tree plantings and other pertinent data.

42) Easements (locations, widths and purposes). (Article 8.3)

43) Statement concerning the location and approximate size or capacity of utilities to be installed.

44) Layout of Lots (showing dimensions, numbers and square footage).

45) Parcels of land proposed to be dedicated or reserved for schools, parks, playgrounds or other public, semi-public or community purposes.

46) Contours at vertical intervals of two (2) feet if the general slope of the site is less than ten percent (10%) and at vertical intervals of five (5) feet if the general slope is greater than ten percent (10%).

47) Tract boundary lines showing dimensions, bearings, angles, and references to section, township and range lines or corners.

48) Building setback lines.

49) Legend and notes.

50) Drawing indicating the proposed method of drainage for storm sewers and other surface water drainage.

51) Other features or conditions which would affect the subdivision favorable or adversely.

52) A National Cooperative Soil Survey Map showing the soil limitations based upon the intended usage of the development land.

53) A statement from County departments, State highway departments, or the Public Works Department concerning rights-of-way, road improvements, roadside improvements, roadside drainage, entrances, culvert pipes, and other specifications deemed necessary.





- 54) If private sewage systems, then a statement from the County Health Officer whether private septic system can be used on the property.
- 55) If legal drain is involved, then a statement from the County Drainage Board or County Surveyor's Office concerning easements, right-of-way, permits, etc.
- 56) If floodplain is involved, then a statement from the Indiana Department of Natural Resources, Division of Water, concerning construction in floodway, including floodplain high water marks, etc.

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#### **DEPARTMENT COMMENTS**

- 1) **Action: Hold a public hearing at the May 2, 2016, Plan Commission meeting.**
- 2) The Petitioner will make any necessary revisions to the plans, as noted in this report as outstanding. The Economic and Community Development Department will confirm compliance prior to this item being placed on the next Plan Commission agenda.
- 3) If any Plan Commission member has questions prior to the public hearing, then please contact Jesse Pohlman at 317.402.4380 or [jpohlman@westfield.in.gov](mailto:jpohlman@westfield.in.gov).